

MEETING OF THE RIVES TOWNSHIP PLANNING COMMISSION (PC)

REGULAR MEETING

HELD-AT LANSING AVENUE FIRE STATION

July 22, 2019

Meeting called to order at 6:30 pm.

Members present: Roger DeCamp-chairman, Dwight Carmer-vice chairman, Adam Williams-member, Debbie Miller-ex-officio member from Township Board (TB), Jim Lindstrom-secretary.

Agenda was approved as written. Motion by Mrs. Miller, seconded by Mr. Williams. All Ayes.

Mr. Carmer made motion to approve minutes of 6-24-19 regular PC meeting, seconded by Mrs. Miller. All ayes. Motion carried.

Chairman DeCamp asked for reports: Mr. Carmer reported that no ZBA meeting had been necessary. Mrs. Miller reported from the TB 1) purchase of new Township office printer/copier and outside message board were approved, 2) Pro's and con's of a moratorium were reviewed. Discussion on whether we should wait and see what Novi does after Phase 1 MISO study is completed. MISO study request was submitted in May 2018. At time of TB meeting, study had not been started. (Study has since started and MISO info states it will be completed in October 2019. Date may be later as they are supposed to have 140 days from start of study.) Moratorium was approved 4-1. The person who voted no did so because proper Board approval was not requested prior to work being done by attorney. The moratorium now requires PC to complete updates to Industrial Ordinance within next 6 months and allows two 3 month extensions. 3) Fire Dept. is being sued by family of resident who passed away at hospital after rescue efforts. 4) Consent order stemming from fire issue was approved whereby Township will receive \$4,500 as settlement. Tompkins Board was to review and approve at their next meeting. 5) Township Supervisor discussed water problem on Azalea Dr. Might require a special assessment. 6) Clerk to be out of office July 17-18 for MTA training. Secretary Mr. Lindstrom read into record correspondence from Vickie L. Vanderbelt regarding amending Essential Services definition, revisions to Industrial Zoning, language to define light industrial uses, and conditional use permits to include escrow account for studies deemed necessary and a bond for the purpose of decommissioning costs such as dismantling, removal and site cleanup. More member comments. Mr. Williams asked if it was necessary to read correspondence aloud or if correspondence coming properly thru Township clerk to the PC could be acknowledged by PC members that they had received and read it. Chairman to get legal opinion as to read aloud or not. Chairman asked Mrs. Miller to ask TB to take PC members contact information off Township website. Mrs. Miller made motion, seconded by Mr. Lindstrom to use a sign-up sheet for PC public comment time. Discussion followed of the orderliness of this method. Discussion of the "PC Public Comment Guidelines" listed on each agenda followed with points 1, 2, 4, 6, and 7 remaining unchanged. Item 3 amended to "the Chairman will recognize you by the sign-up sheet." Point

5 will be removed. Future Guideline will be renumbered accordingly. By roll call vote motion carried. All ayes.

At this time sign-up sheet was passed through the audience for this meetings public comments.

Business:

1. MTA meeting “hot topics in Planning and Zoning” attendance was discussed and August 20 meeting in Frankenmuth was selected for attendance by members. August 14 in Kalamazoo is alternate that 4 members are able to attend. Chairman will make reservation to achieve early discount.
2. Chairman handed out TB Resolution 2019-06 and discussion followed as to the meaning and to how the 6 month base, with 2 possible 3 month extensions worked. Also discussed the meaning of section 3 paragraph 3 use of the words “future development”.
3. Chairman reported on his discussion with Township approved attorney Fred Lucas regarding Code of Ordinance and “Essential Services” language allowing a power plant to be built in order to provide essential services. The legal opinion is that the Code of Ordinances in no way would require a power plant to be built to provide essential services.
4. Carlisle Wortman Associates (CWA) of Ann Arbor is the # 1 planning consultant in Michigan providing service to municipal clients. Fred Lucas recommends that the PC consider using them for professional help with Township Planning and Zoning. They can do the leg work and make recommendations for the PC consideration. They have a wealth of experience from the past and can economically and efficiently help with the tasks the PC has ahead. Chairman related his discussion with John Enos of CWA and what they could provide for Rives Township after reviewing our Master Plan and Industrial district ordinance. For not to exceed \$1,600 they will provide a draft of Light Industrial ordinance for our consideration. If applications come in for a power plant they would work at an approved hourly rate. A motion by Mrs. Miller, seconded by Mr. Carmer to request Carlisle Wortman Associates (CWA) to prepare a written proposal to rewrite the Rives Township Industrial Ordinance and propose draft language for light industrial with cost as discussed of not to exceed \$1,600. By roll call vote motion carried. All ayes. Mrs. Miller will take this written proposal to TB for approval and then PC would hire CWA if approved. Chairman DeCamp expressed confidence that a professional team of Lucas Law and CWA will serve the PC, Township and citizens well with the issues in our immediate future. Bullet points to direct CWA 1) light industrial to follow MP, 2) expand definitions for Industrial district, 3) revise Essential Services in light of “red letter” wording, 4) does section 17.56 E need to list specifically each possible type of general service and repair establishment.

Public comment was invited at 7:55 pm.

1. Joseph Yang (resident) commented that 1) he approves of a professional planner use by the PC, 2) this will allow CWA to do the legwork with the PC evaluating and deciding on recommendations, 3) this service can work on solar ordinance also, 4) he wants industrial district to address conditions such as height, setbacks, air, water, noise among other quality protection issues, 5) he will volunteer to help if opportunities come up.
2. Linda DeBruler (non-resident) commented that 1) sign-up should be posted for each meeting, 2) clarified that PC will receive written correspondence if submitted thru Township clerk, 3) other Townships read aloud correspondence received, 4) challenged the moratorium language “future

development” and its meaning, 5) applauded the use of CWA as a professional planner for the PC use.

3. Kelly Wood (non-resident) agrees with points expressed by previous speakers and therefore would add no comments.
4. Vercilla Hart (resident) commented that 1) CWA had worked for Sheridan and handy Townships, 2) requests that PC use escrow and surety bond language supplied be used, 3) wants CWA to attend PC public meetings, 4) read some proposed language for section 17.55 to amend purpose proposed by her attorney Chris Patterson and other language for light industrial. She will submit 5 copies to clerk for submission to PC members.
5. Carol Schulz (resident) elected not to make added comments to what had been said by prior speakers.
6. Stacy Stoner (resident) asked that we use MSU service reportedly offered prior.

Public comments were closed at 8:09 pm.

Motion by Mr. Lindstrom, 2cd by Mr. Carmer to adjourn meeting at 8:15 pm. All ayes.

Next Regular PC meeting will be held Monday August 19, 2019 at 6:30 pm at the Lansing Avenue Fire Station. This is a different date than previously given due to a member not being able to attend on the 26th.